

042.0

0004

0015.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

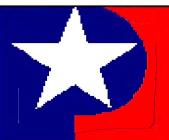
763,000 / 763,000

USE VALUE:

763,000 / 763,000

ASSESSED:

763,000 / 763,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: HOULE DAVID B	
Owner 2: SULLIVAN MICHAEL L	
Owner 3:	

Street 1: 35 FRANKLIN STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 3,643 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Aluminum Exterior and 1845 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3643		Sq. Ft.	Site		0	80.	1.45	1									423,433						423,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										29187
										GIS Ref
										GIS Ref
										Insp Date
										10/31/18

!3550!

USER DEFINED

Prior Id # 1:	29187
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	18:46:33
PRINT	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
07/27/20	13:24:10
danam	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 042.0-0004-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	339,600	0	3,643.	423,400	763,000	763,000	Year End Roll	12/18/2019
2019	101	FV	234,700	0	3,643.	449,900	684,600	684,600	Year End Roll	1/3/2019
2018	101	FV	234,700	0	3,643.	328,200	562,900	562,900	Year End Roll	12/20/2017
2017	101	FV	234,700	0	3,643.	285,800	520,500	520,500	Year End Roll	1/3/2017
2016	101	FV	234,700	0	3,643.	243,500	478,200	478,200	Year End	1/4/2016
2015	101	FV	221,700	0	3,643.	238,200	459,900	459,900	Year End Roll	12/11/2014
2014	101	FV	221,700	0	3,643.	195,800	417,500	417,500	Year End Roll	12/16/2013
2013	101	FV	221,700	0	3,643.	186,300	408,000	408,000		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAHTOURIS NIKOS	28783-183		6/30/1998		230,100	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/28/2020	454	Solar Pa	4,475	C					10/31/2018	MEAS&NOTICE	HS	Hanne S
9/19/2017	1221	Add Bath	131,436	O					4/18/2013	Info Fm Prmt	EMK	Ellen K
9/12/2017	1179	Inter-De	5,000	C					1/16/2009	Meas/Inspect	372	PATRIOT
10/11/2012	1296	Manual	5,000	C					5/13/2000	Inspected	270	PATRIOT
6/2/2010	541	Manual	6,000					REPAIR WATER DAMAG	3/1/2000	Measured	268	PATRIOT
5/6/1997	221	Manual	1,100					REMOVE CHIMNEY	2/1/1992		PM	Peter M

ACTIVITY INFORMATION

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

